

**433, 1305 Glenmore Trail SW
Calgary, Alberta**

MLS # A2198855



\$285,000

Division:	Kelvin Grove		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Garage Door Opener, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 739

Basement: -

LLD: -

Exterior: Brick, Concrete, Other

Zoning: M-C1

Foundation: -

Utilities: -

Features: Quartz Counters, Storage

Inclusions: garage door opener

Welcome to 433 - 1305 Glenmore Trail SW, a spacious 1,000 sq. ft. 2-bedroom, 1-bathroom in a fantastic location. This well-designed home offers comfortable living with plenty of natural light, an inviting layout, and a south-facing backyard perfect for enjoying sunny days. The open-concept living and dining area creates a bright and airy feel, making it ideal for both relaxing and entertaining. The functional kitchen features ample cabinet space and a great layout for cooking. Both bedrooms are generously sized, providing flexibility for a guest room, home office, or additional storage. Enjoy the convenience of underground heated parking—perfect for Calgary’s winters—as well as a separate storage unit for additional space. Step outside to your private south-facing backyard, a great spot for outdoor lounging, gardening, or summer BBQs. Located near major roadways, shopping, parks, and transit, this home offers easy access to everything you need. Whether you’re a first-time homebuyer, investor, or looking to downsize, this apartment is a fantastic opportunity in a well-connected community. Don’t miss out!